

Late Backup

ORDINANCE NO. _____

86
10/18/12
cc agenda

1 AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE
2 PROPERTY LOCATED AT 1700 ½ FRONTIER VALLEY DRIVE IN THE
3 MONTOPOLIS NEIGHBORHOOD PLAN AREA FROM GENERAL
4 COMMERCIAL SERVICES-NEIGHBORHOOD PLAN (CS-NP) COMBINING
5 DISTRICT TO MULTI FAMILY RESIDENCE MEDIUM DENSITY-
6 CONDITIONAL OVERLAY-NEIGHBORHOOD PLAN (MF-3-CO-NP)
7 COMBINING DISTRICT.

8
9 BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

10
11 **PART 1.** The zoning map established by Section 25-2-191 of the City Code is amended to
12 change the base district from general commercial services-neighborhood plan (CS-NP)
13 combining district to multi family residence medium density-conditional overlay-
14 neighborhood plan (MF-3-CO-NP) combining district on the property described in Zoning
15 Case No. C14-2012-0067, on file at the Planning and Development Review Department, as
16 follows:

17
18 A 9.542 acre tract of land, more or less, out of the Santiago Del Valle Grant the
19 tract of land being more particularly described by metes and bounds in Exhibit "A"
20 incorporated into this ordinance (the "Property"),

21
22 locally known as 1700 ½ Frontier Valley Drive in the City of Austin, Travis County,
23 Texas, and generally identified in the map attached as Exhibit "A".

24
25 **PART 2.** Except as specifically provided in Part 3 and Part 4 of this ordinance, the
26 Property may be developed and used in accordance with the regulations established for the
27 multi-family residence-medium density (MF-3-CO-NP) base district and other applicable
28 requirements of the City Code.

29
30 **PART 3.** The Property within the boundaries of the conditional overlay combining district
31 established by this ordinance is subject to the following condition:

32
33 A site plan or building permit for the Property may not be approved, released, or
34 issued, if the completed development or uses of the Property, considered cumulatively
35 with all existing or previously authorized development and uses, generate traffic that
36 exceeds 2,000 trips per day.
37

1 Except as specifically restricted under this ordinance, the Property may be developed and
2 used in accordance with the regulations established for the multi family residence medium
3 density (MF-3) base district and other applicable requirements of the City Code.
4

5 **PART 4.** The Property is subject to Ordinance No. 010927-28 that established the
6 Montopolis neighborhood plan combining district.
7

8 **PART 5.** This ordinance takes effect on _____, 2012.
9

10
11 **PASSED AND APPROVED**
12

13
14
15 _____, 2012

§
§
§

Lee Leffingwell
Mayor

16
17
18
19
20 **APPROVED:**

Karen M. Kennard
City Attorney

ATTEST:

Shirley A. Gentry
City Clerk

Field Notes

BEING 9.542 ACRES OF LAND, MORE OR LESS, OUT OF AND A PART OF THE SANTIAGO DEL VALLE GRANT, IN TRAVIS COUNTY, TEXAS, SAME BEING A PORTION OF THE 22.23 ACRE TRACT CONVEYED TO EQUITY SECURED CAPITAL, LP BY SUBSTITUTE TRUSTEE'S DEED, EXECUTED ON MAY 6, 2010 AND FILED FOR RECORD ON JUNE 4, 2010, RECORDED IN DOCUMENT 2010079698 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, SAID 9.542 ACRES OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS AND AS SHOWN ON THE ATTACHED SKETCH:

BEGINNING at a calculated point in the northwesterly right-of-way line of Frontier Valley Drive (R.O.W. varies), and in the southeasterly line of said 22.23 acre Equity Secured Capital, LP tract, for the Point of Beginning and the most easterly corner of the herein described tract of land, from which a calculated point at the most easterly corner of said 22.23 acre Equity Secured Capital, LP tract and in the southwesterly line of the tract conveyed to FVMHP, LP by deed recorded in Document 2009191342 of the Official Public Records of Travis County, Texas bears North 45°32'54" East, a distance of 600.00 feet and from the most easterly corner of said 22.23 acre Equity Secured Capital, LP tract a 1/2 inch iron rod found bears North 45°32'54" East, a distance of 0.11 feet;

1) THENCE, South 45°32'54" West, a distance of 749.40 feet, with the northwesterly right-of-way line of Frontier Valley Drive and the southeasterly line of said 22.23 acre Equity Secured Capital, LP tract, to 5/8 inch iron rod with MWM cap set for the most southerly corner of the herein described tract of land, from which a 1/2 inch iron rod found at the intersection of the northwesterly right-of-way line of Frontier Valley and the northwesterly right-of-way line of East Riverside Drive (R.O.W. varies), same being a southeasterly corner of said 22.23 acre Equity Secured Capital, LP tract bears South 45°32'54" West, a distance of 293.03 feet;


2) THENCE, North 44°33'13" West, a distance of 553.30 feet, leaving the northwesterly right-of-way line of Frontier Valley Drive and the southeasterly line of said 22.23 acre Equity Secured Capital, LP tract and crossing said 22.23 acre Equity Secured Capital, LP tract, to a 5/8 inch iron rod with MWM cap set in the northwesterly line of said 22.23 acre Equity Secured Capital, LP tract and the southeasterly line of the 17.09 acre tract conveyed as Tract VI, to Vargas Properties I, Ltd., by deed recorded in Volume 12842, Page 557 of the Real Property Records of Travis County, Texas, for the most westerly corner of the herein described tract of land, from which an iron rod found in the northeasterly right-of-way line of East Riverside Drive and at the most westerly corner of said 22.23 acre Equity Secured Capital, LP tract and the most southerly corner of the 1.01 acre tract conveyed as tract VII to Vargas Properties I, Ltd., by deed recorded in Volume 12842, Page 557 of the Real Property Records of Travis County, Texas, bears South 45°22'45" West, a distance of 480.00 feet;

3) THENCE, North 45°22'45" East, a distance of 750.00 feet, with the northwesterly line of said 22.23 acre Equity Secured Capital, LP tract and the southeasterly line of said 17.09 acre Vargas Properties I, Ltd. tract to a calculated point for the most northerly corner of the herein described tract of

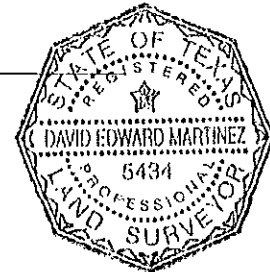
land, from which a 3/4 inch iron pipe found in the southwesterly right-of-way line of Lawrence Street (30' R.O.W.), same being an angle point in the northwesterly line of said 22.23 acre Equity Secured Capital, LP tract, and the most easterly corner of said 17.09 acre Vargas Properties I, Ltd tract, bears North 45°22'45" East, a distance of 35.57 feet;

4) THENCE, South 44°29'30" East, a distance of 555.52 feet, leaving the northwesterly line of said 22.23 acre Equity Secured Capital, LP tract and the southeasterly line of said 17.09 acre Vargas Properties I, Ltd tract and crossing said 22.23 acre Equity Secured Capital, LP tract, to the Point of Beginning and containing an area of 9.542 acres of land, more or less.

I hereby declare that this survey was made on the ground, under my supervision, and that it substantially complies with the current Texas Society of Professional Surveyors standards.


David Edward Martinez
Registered Professional Land Surveyor 5434

09/18/12
Date



305 East Huntland Drive
Suite 200
Austin, Texas 78752
(512) 453-0767

Bearing Basis: Northwesterly line (North 45°22'45" East, 1265.71') of 22.23 acres conveyed Equity Secured Capital, LP in Document 2010079698 of the Official Public Records of Travis County, Texas

TCAD No.: 0309160106
CITY GRID No.: L18

LINE TABLE		
LINE	BEARING	LENGTH
L1	N45°22'45"E	35.57'

SCALE:
1"=200'

SANTIAGO DEL
VALLE GRANT

CHERNOSKY No. 17
BK. 5, PG. 130 PRCT

SANTOS STREET
(50' ROW)

LAWRENCE STREET
(30' ROW)

EQUITY SECURED CAPITAL, LP
(22.23 AC.)
DOC. 2010079698
OPRTCT

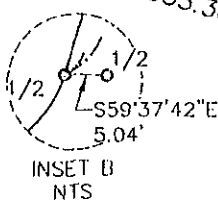
VARGAS PROPERTIES I, LTD.,
A TEXAS LIMITED PARTNERSHIP
TRACT VI (17.09 ACRES)
VOL. 12842, PG. 557 RPRTCT

9.542 ACRES

TRACT VII
(1.01 ACRES)

(N61°40'00"W)
(508.73')
(S45°23'00"W)
(98.89')
(N61°40'00"W)
(391.54')

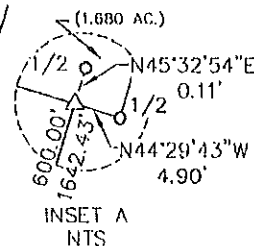
EAST RIVERSIDE DRIVE
(ROW VARIES)



(N61°22'09"W) (556.67')
S61°19'57"E 557.19'

FVMHP, LP
DOC. 2009191342 OPRTCT
(1.680 ACRES)
(N44°27'00"W) (561.16')
(N44°29'43"W) 561.20'
(S44°29'43"E) 556.30'
(S44°29'02"E) (556.33')

LANDMARK
(N70°06'56"E)
143.42'
SEE
INSET A



09/18/12
David E. Martinez

LEGEND

- 5/8" IRON ROD W/MWM CAP SET
- 1/2" IRON ROD FOUND (UNLESS NOTED)
- ⊙ 3/4" IRON PIPE FOUND
- △ CALCULATED POINT
- RPRTCT REAL PROPERTY RECORDS OF TRAVIS CO, TX
- OPRTCT OFFICIAL PUBLIC RECORDS OF TRAVIS CO, TX

BEARING BASIS: NORTHWESTERLY LINE (N45°22'45"E, 2165.71') OF 22.23 ACRES CONVEYED IN DOCUMENT 2010079698 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS

mwm
Design Group

305 East Huntland Drive
Suite 200
Austin, Texas 78752
p: 512.453.0767
f: 512.453.1734

SKETCH TO ACCOMPANY
FIELD NOTES

TRAVIS COUNTY, TEXAS

DATE 18 SEP 2012
JOB NO 47702
FILE 9_542 AC

3

3 OF 3

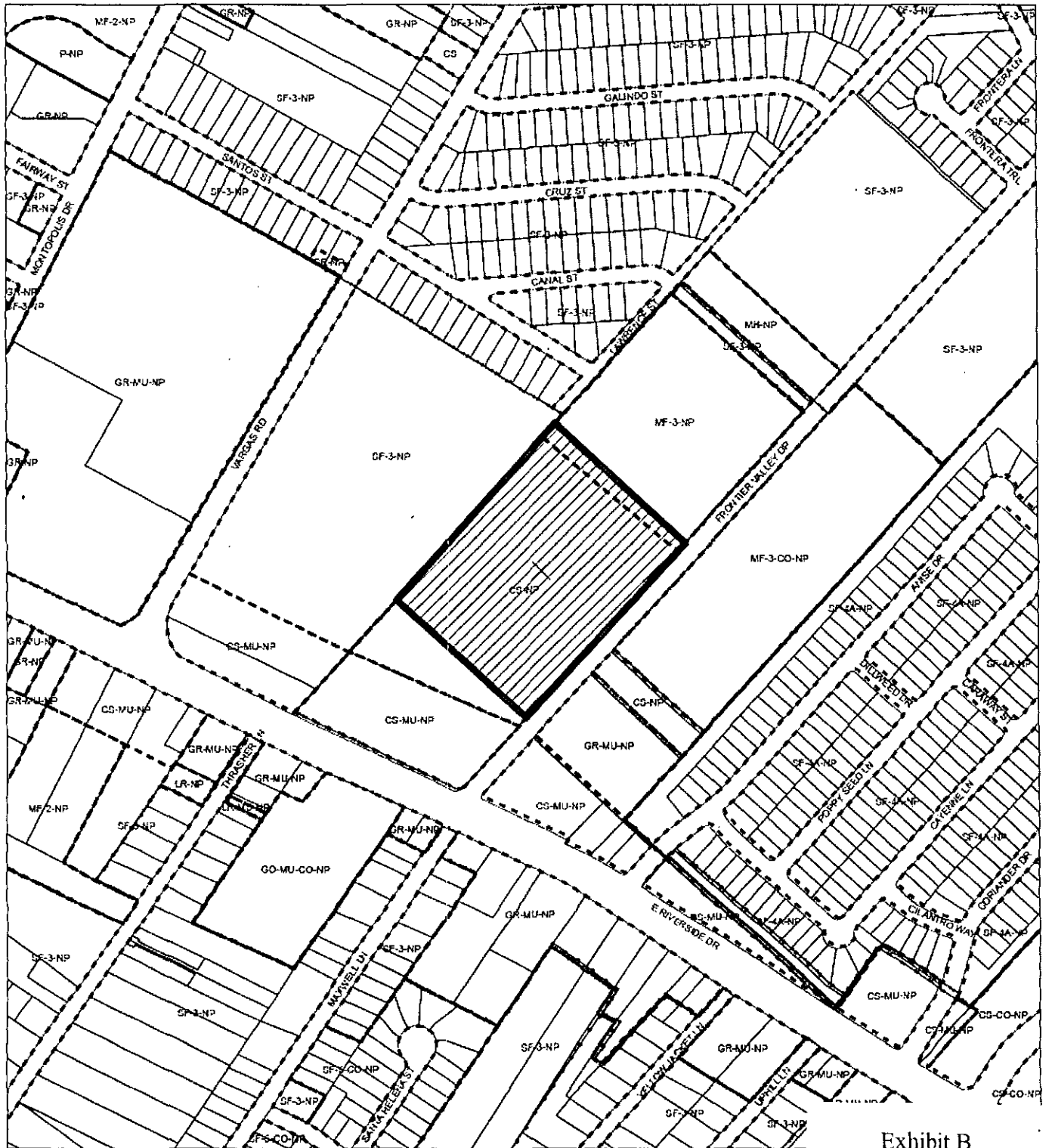





Exhibit B



1" = 400'

-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

ZONING

ZONING CASE#: C14-2012-0067

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by CTM for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

